

AMENDING OFFICIAL ZONING MAP

WEST SIDE OF JEFFERSON ROAD BETWEEN NEW GARDEN ROAD AND BRYAN BOULEVARD

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-40 Residential Single Family to Conditional District – General Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the intersection of the southern right-of-way line of New Garden Road and the eastern right-of-way line of the Bryan Boulevard ramp; thence along said southern right-of-way line the following four bearings and distances: 1) N81°20'27"E 137.23 feet to a point; 2) N81°20'27"E 335.89 feet to a point; 3) along a curve to the left a chord bearing and distance N80°25'02"E 114.30 feet (radius = 3546.24 feet) to a point; and 4) along a curve to the left a chord bearing and distance N77°05'37"E 297.03 feet (radius = 3546.24 feet) to a point; thence S78°33'05"E 54.05 feet to a point in the western right-of-way line of Jefferson Road; thence along said right-of-way line S23°22'01"E 133.45 feet to a point; thence continuing along said right-of-way line S23°22'01"E 81.33 feet to a point in the intersection with the northern right-of-way line of Bryan Boulevard; thence along said right-of-way line the following six bearings and distances: 1) S68°52'54"W 104.19 feet to a point; 2) S68°52'54"W 179.91 feet to a point; 3) S67°14'10"W 179.78 feet to a point; 4) along a curve to the right a chord bearing and distance S86°08'00"W 145.07 feet (radius = 757.52 feet) to a point; 5) along a curve to the right a chord bearing and distance N79°28'40"W 234.24 feet (radius = 757.52 feet) to a point; and 6) N56°36'07"W 230.55 feet to a point; thence N08°48'39"W 64.07 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-40 Residential Single Family to Conditional District – General Business is hereby authorized subject to the following use limitations and conditions:

- 1) No exterior building walls shall have exposed (whether painted or unpainted) concrete cinder block (though architectural concrete block products shall be permitted), vinyl siding, or wood board siding.
- 2) No use of the property shall allow for any outside storage, however, a landscape garden center shall be permitted.
- 3) No sexually-oriented business will be permitted.
- 4) No outdoor billboard advertising shall be permitted.
- 5) Pylon signage shall be limited to no more than two (2) signs whose height shall not exceed thirty (30) feet each – all other signage shall be mounted to buildings.
- 6) No pylon sign at Bryan Boulevard ramp or southern portion of property.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on August 25, 2006.